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Woodgates Lane | North Ferriby | HU14 3JR

£320,000



# Woodgates Lane, North Ferriby

*Welcome to a timeless gem of a property – A deceptively spacious period cottage meticulously finished to an exacting standard. Boasting a coveted address, this home enjoys an elevated position, offering a westerly aspect to the rear.*

*The current owner has undertaken extensive works to the property to create an open plan flow. A brand new kitchen has recently been fitted to include a Range Cooker, American Style Fridge Freezer, Integrated Dish Washer, Integrated Washing Machine and Wine Cooler.*

*The accommodation includes a front-facing lounge, setting the tone for what lies within. A captivating open-plan dining kitchen, adorned with midnight blue units that seamlessly blend modernity with classic charm. A versatile conservatory extends the living space and a harmonious flow runs throughout the ground floor with a top of the range luxurious Karndean, ensuring both style and durability.*

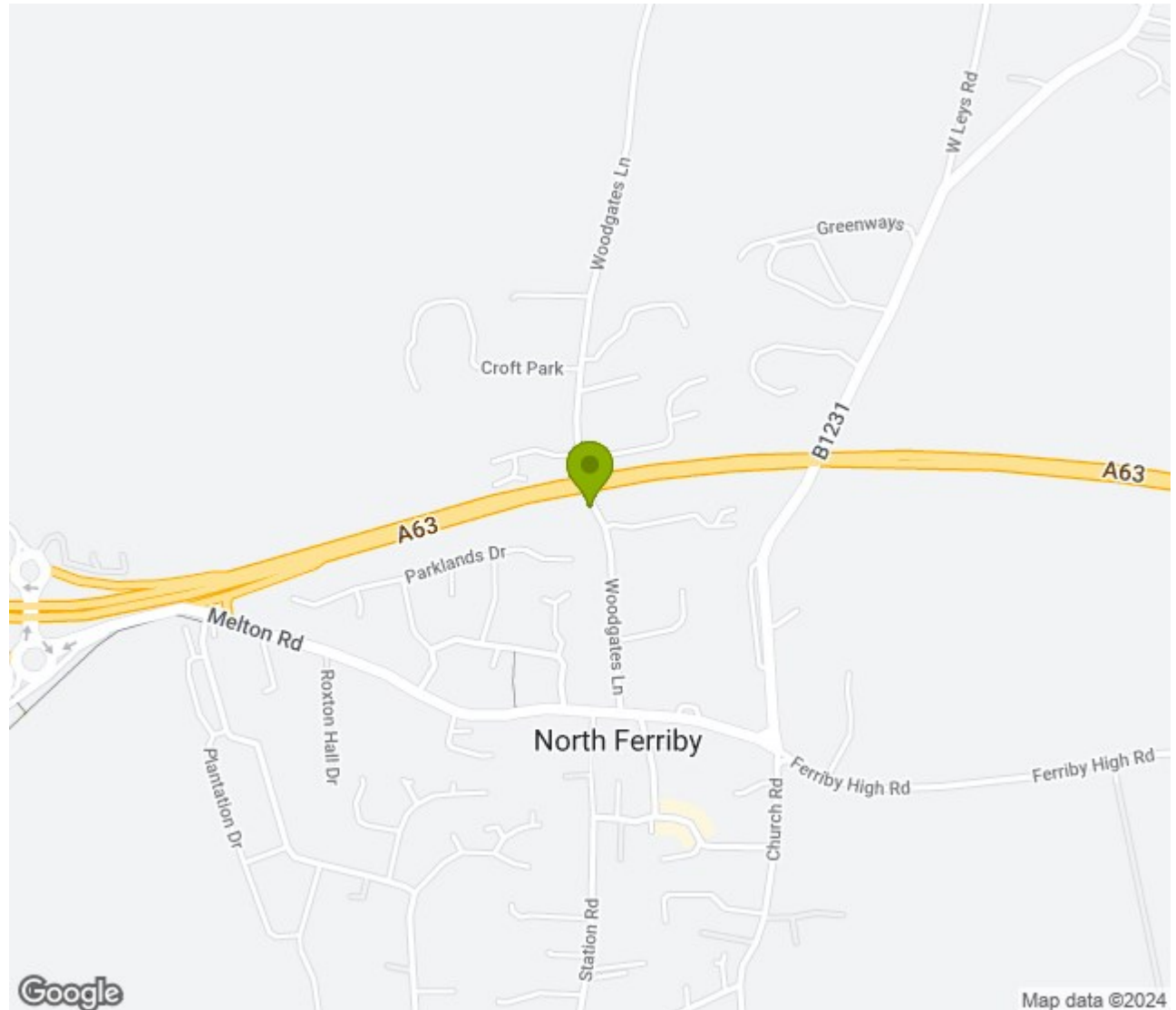
*Ascend to the first floor to discover two fitted double bedrooms and a sumptuous bathroom, complete with a four-piece suite. Outside, a landscaped rear garden is designed for ease of maintenance, featuring a main patio, a secluded second patio, artificial turf, ambient lighting, and the pièce de résistance – a charming summerhouse, offering the perfect escape.*





# Key Features

- Stunning Period Cottage
- Deceptively Spacious Throughout
- Impressive Open Plan Dining Kitchen
- Karndean Floor Throughout The Ground Floor
- 2 Double Bedrooms With Fitted Wardrobes
- Stylish 4 Piece Bathroom
- Fabulous Garden + Summerhouse
- Westerly Aspect To Rear
- Sought After Address
- ER - D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>61</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC







## ACCOMMODATION

The property is arranged over two floors and comprises:

### ENTRANCE HALL

Allowing access from the side of the property through a composite door, the entrance hall features a Karndean floor and a staircase leading to the first floor.

### LOUNGE

11'2 x 14' (3.40m x 4.27m)

An elegant front facing reception room with a feature fireplace housing an open grate fire on a marble hearth and surround. A bow window is to the front elevation, a Karndean floor runs throughout and there is an Edwardian style radiator.

### OPEN PLAN DINING KITCHEN

12' x 14' + 17' x 10'10 (3.66m x 4.27m + 5.18m x 3.30m)

The open-plan dining kitchen boasts a striking array of shaker style midnight blue units, complemented by contrasting worksurfaces and matching upstands, exuding a timeless charm. Bathed in natural light, a range cooker takes centre stage beneath a skylight. This thoughtfully designed space includes integrated appliances like a dishwasher and dryer, as well as ample room for an American fridge-freezer and a convenient washing machine plumbing. The spacious dining area, accentuated by a feature fireplace and an additional side window. For added practicality, a door leads to under stair storage, there is a column style radiator and a Karndean floor gracefully unifies this wonderful space.

### CONSERVATORY

11'6 x 8'6 (3.51m x 2.59m)

A versatile space enjoying views of the rear garden. The Karndean floor continues throughout and a door leads out.

## FIRST FLOOR

### LANDING

The landing sits beneath a skylight and provides access to the first floor accommodation.

### DRESSING AREA

Located off the landing is this ideal dressing area.

### BEDROOM 1

14' x 11'2 (4.27m x 3.40m)

The first of two generous double bedrooms with a window to the front elevation and fitted wardrobes.

### BEDROOM 2

14' x 12' (4.27m x 3.66m)

A second double bedroom with two sets of fitted wardrobes including a triple wardrobe with mirror fronted sliding doors. A window is to the side elevation.



















## **BATHROOM**

8'7 x 11' (2.62m x 3.35m)

A stunning bathroom which is fitted with a contemporary four-piece which comprises a spacious walk-in shower, complete with a thermostatic shower for the ultimate comfort. Unwind in style in the double-ended bath, elegantly centred for a touch of opulence. The counter-top wash basin, thoughtfully designed with storage beneath, adds both functionality and aesthetics and there is a WC. The space is adorned with partially tiled walls that elevate the aesthetics, while a tiled floor continues throughout.

## **OUTSIDE**

The expertly designed landscaped rear garden offers a stylish outdoor entertaining area with a patio extending to the side of the property with a further private sitting area nestled to the front of the property. An path made from artificial turf dissects a low level rendered wall and leads to a further seating area outside the summerhouse. A number of lights create an ambience in to the evening.

## **SUMMER HOUSE**

Nestled at the bottom of the garden is the idyllic summerhouse. The inviting double doors gracefully usher you into a lovely seating area, installed with light and power. Additionally, a cleverly integrated storage space provides an area to keep your gardening equipment.

## **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## **TENURE**

We understand that the property is Freehold.

## **VIEWINGS**

Strictly by appointment with the sole agents.

## **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

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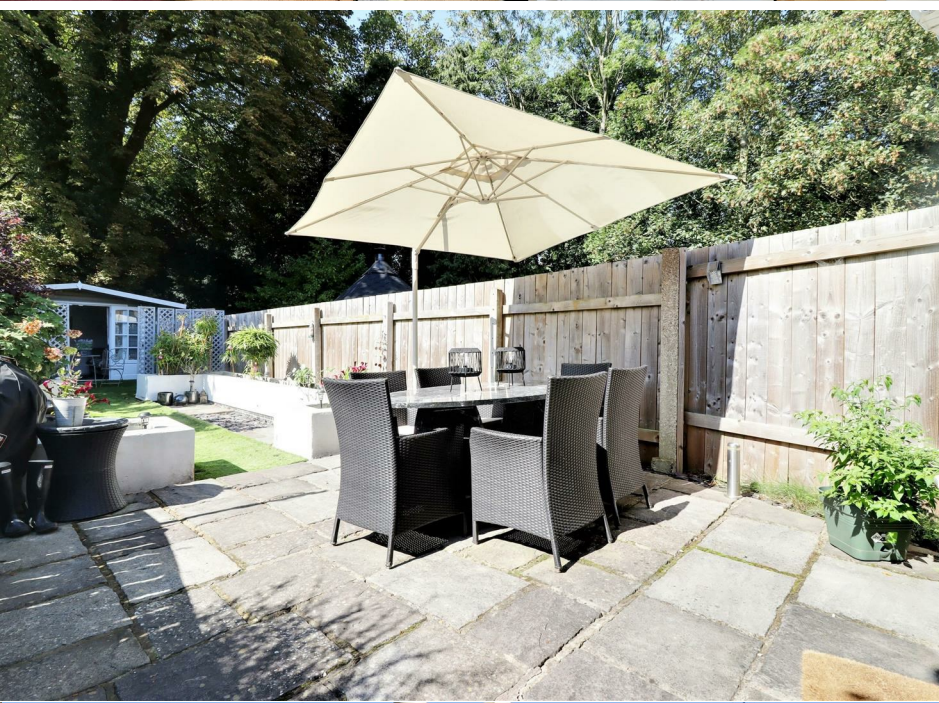


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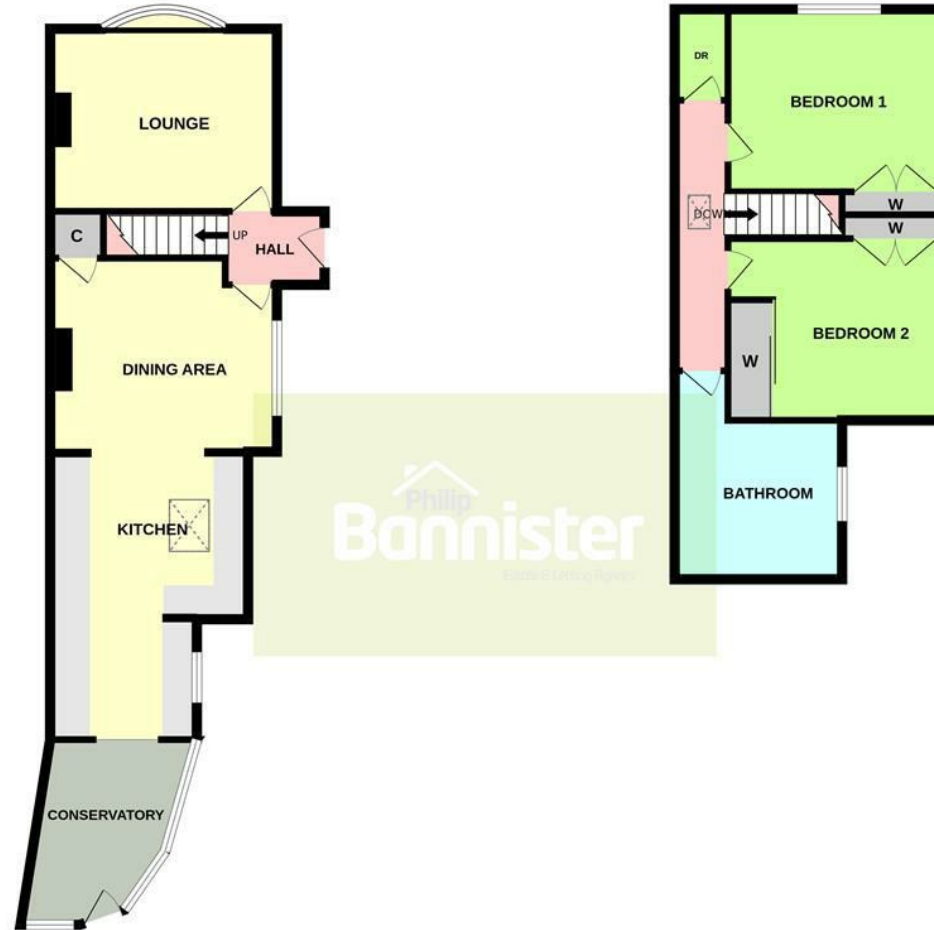






GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



31 WOODGATES LANE

TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Estate & Letting Agents

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